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**20181089661**



Pages:  
**0004**

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

**10/26/18 AT 08:00AM**

FEES:	26.00
TAXES:	0.00
OTHER:	0.00

PAID:	26.00
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LEADSHEET



201810260270013

**00015881355**



009426728

SEQ:  
02

SECURE - 8:00AM



**THIS FORM IS NOT TO BE DUPLICATED**

10092730

RECORDING REQUESTED BY  
PACIFIC COAST TITLE

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME JOSEPH RYU

STREET ADDRESS

1112 1/2 MENLO AVE

CITY, STATE &  
ZIP CODE

LOS ANGELES, CA. 90006

SPACE ABOVE FOR RECORDER'S USE ONLY

POWER OF ATTORNEY- SPECIAL

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

PCT

RECORDING REQUESTED BY:  
David Ryu

AND WHEN RECORDED MAIL TO:

Joseph Ryu  
1112 1/2 Menlo Ave.  
Los Angeles, CA 90006  
Parcel No. 5204-014-011

10092730-33

## POWER OF ATTORNEY - SPECIAL

David Ryu hereby appoints Joseph Ryu

my true and lawful attorney in fact to act for me only with respect to the following described real property:  
See Exhibit "A" attached hereto and made a part hereof  
Commonly known as: 2512 Workman Street, Los Angeles, CA 90031

In Principal's name, place and stead and only as to said real property, said attorney in fact is authorized:

- (1) to demand, sue for, collect, and receive all money, debts, accounts, legacies, bequests, interests, dividends, annuities, and demands as are now or shall hereafter become due, payable, or belonging to principal, and to take all lawful means, for the recovery thereof and to compromise the same, and give discharges for the same;
- (2) to buy, sell and encumber said land, make contracts of every kind relative to said land, any interest therein or the possession thereof, and to take possession and exercise control over the use thereof;
- (3) to buy, sell, mortgage, hypothecate, assign or transfer personal property located on said land, chose in action and certificates or shares of capital stock and to transact every kind of business of whatever nature;
- (4) to execute, acknowledge and deliver contracts of sale, escrow instructions, deeds, leases, including leases for minerals and hydrocarbon substances and assignments of leases, covenants, agreements and assignments of agreements, mortgages and assignments of mortgages, conveyances in trust to secure indebtedness or other obligations, and assign the beneficial interest thereunder, subordinations of liens or encumbrances, bills of lading, bills, bonds, notes, receipts, evidences of debts, releases and satisfactions of mortgages, requests to reconvey deeds of trust, partial or full, judgments, and other debts, and other instruments in writing of whatever kind and nature, all upon such terms and conditions as said attorney in fact shall approve.

GIVING AND GRANTING to said attorney in fact full power and authority to do everything relative to any of the foregoing as fully as principal might or could do if personally present and I hereby ratify and approve everything that said attorney in fact lawfully does by authority hereof.

Dated: 10-4-18

David Ryu

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

) ss.

On 10/04/2018 before me, Kevin Alexandre Garcia Huezco, Notary Public, personally appeared David Ryu

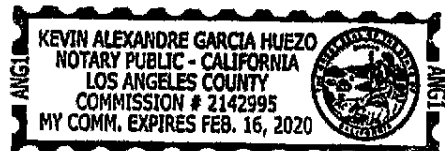
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

FOR NOTARY STAMP



### **EXHIBIT A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHERLY 62.13 FEET OF THE NORTHERLY 104 FEET OF THE WESTERLY 165 FEET OF LOT 17 OF GRIFFEN'S ADDITION TO EAST LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE(S) 194 AND 195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT FROM SAID LAND THAT PORTION INCLUDED WITH THE LINES OF THE LAND DESCRIBED IN THE FINAL DECREE OF CONDEMNATION HAD IN CASE NO. 99962, SUPERIOR COURT, RECORDED ON JUNE 18, 1915 AS INSTRUMENT NO. 83 IN BOOK 6025, PAGE 236 OF DEEDS, RECORDS OF SAID COUNTY.

APN: 5204-014-011